

**REDEVELOPMENT AGENCY MEETING
NOVEMBER 20, 2001**

The meeting called to order as the City Council at 10:10 a.m. by Mayor Murphy.

Roll Call Peters, Wear, Atkins, Stevens, Maienschein,
 Fyre, Madaffer, Inzunza, and Mayor Murphy

Michael T. Uberuaga, City Manager
Casey Gwinn, City Attorney
Leslie Girard, City Attorney
Charles Abdelnour, City Clerk
Jack Fishkin, City Clerk

The meeting adjourned as the City Council at 10:47 a.m.

The meeting reconvened as the Joint City Council with the Redevelopment Agency at 10:47 a.m.

Joint Public Hearing

4. First Implementation Agreement to Disposition Agreement & Approval of Marina Development Permit Nos. 41-0232A & 41-0232B-Children's Museum.

(RA 2002-64)

Certifying the MEIR, SEIR, for Proposed Ballpark & Ancillary Development Projects and associated plan amendments, and Environmental Secondary Study with respect to the Proposed First Implementation Agreement to Disposition and Marina Development Permits 41-0232A and 41-0232B.

(RA 2002-63)

Approving the Proposed First Implementation Agreement to Disposition Agreement.

(RA 2002-62)

Approving Marina Development Permit 42-0232A including the Basic Concept/Schematic Drawings with respect to construction of a museum, residential condominium and Retail Development by the Children's Museum and/or its transferees.

(RA 2002-61)

Approving Marina Development Permit 41-0232B with exceptions and subject to conditions of approval.

See Centre City Development Corporation report dated November 9, 2001.

Council Companion Item No. S-601.

REDEVELOPMENT AGENCY MINUTES - NOVEMBER 20, 2001

Item No. 4 (Continued)

Pam Hamilton, project manager, Centre City Development Corporation, presented staff report.

Public testimony in favor by Jennifer Case.

Motion by Member Wear to approve with the condition that the Children's Museum interest in issuing the Non-profit 501-C3 Bonds, secured by the property be researched, together by the Museum and CCDC, and that CCDC return to the Agency and Council in January with its analysis and recommendation with respect to such financing.

Second by Member Madaffer

Vote: 9-0

Redevelopment Agency Resolution and Document number R-03404, R-03405 and D-03405, R-03406, and R-03407; and City Council Resolution numbers R-295757, R-295758, and R-295759.

1. Second Ballpark and Redevelopment Project Implementation Agreement.

Continued from meeting of November 13, 2001

(RA 2002-45)(Cor. Copy 11/14/01) (Revised 11/15/01)

Authorizing and directing the Executive Director to execute the Second Ballpark and Redevelopment Project Implementation Agreement to: 1) increase the Agency's investment in the Ballpark Project by an additional \$15.4 million for certain expenses and an additional \$8.5 million in contingent expenses; 2) release the City's first priority lien and security interest in favor of an unconditional guaranty from Major League Baseball in order to obtain municipal bond insurance; and 3) extend the MOU into December, 2001. Also authorizing the directing the Executive Director to approve necessary extensions of the MOU prior to the receipt of the City's bond proceeds.

See the Council Supplemental Docket of November 20, 2001.

Council Companion Item No. S-500C

Leslie J. Girard, project manager, City Attorney, gave an overview of the project.

The meeting adjourned as the Redevelopment Agency with City Council at 11:53 a.m.

The meeting reconvened as the Redevelopment Agency with City Council at 2:07 p.m.

REDEVELOPMENT AGENCY MINUTES - NOVEMBER 20, 2001

Adoption

1. **Second Ballpark and Redevelopment Project Implementation Agreement.** (Continued)

Continued from meeting of November 13, 2001

(RA 2002-45)(Cor. Copy 11/14/01) (Revised 11/15/01)

Authorizing and directing the Executive Director to execute the Second Ballpark and Redevelopment Project Implementation Agreement to: 1) increase the Agency's investment in the Ballpark Project by an additional \$15.4 million for certain expenses and an additional \$8.5 million in contingent expenses; 2) release the City's first priority lien and security interest in favor of an unconditional guaranty from Major League Baseball in order to obtain municipal bond insurance; and 3) extend the MOU into December, 2001. Also authorizing the directing the Executive Director to approve necessary extensions of the MOU prior to the receipt of the City's bond proceeds.

See the Council Supplemental Docket of November 20, 2001.

Council Companion Item No. S-500C

Public testimony in opposition by Don Stillwell, Scott McLachlan, Michael Aguirre, Arnold Flick, Christian Michaels, Steven Jarrett, and Chuck Body. Bert Decker and Diane Dixon, not present.

Public testimony in favor, did not speak, Erik Bruvold, Fred Baranowski, Nikki Clay, Mark Wolfsheimer, Gregg Shannon, Mike Morgan, Robert Sinclair, Fortz Ahern, Travis Ahern, Peter Cone, Janis LaPremiere, Jose Morales, Michael Anderson, Francis Glenski, Susan Andrews, Hank Novak, Ky Snyder, Patti Roscoe, Susan Snow, Chet Lathrop, Scott Sarver, John Chane, Jack Bergman, and Tony Gwynn (unable to stay).

Public testimony in favor by Bob, Vizas, Mary Ball, Susan Snow, Carol Snow, Jerry Butkiewicz, George Mitrovich, Tom Carter, Ruben Andrews, John Hawkins, Don Igns, Duane Roth, Gene Ray (not present), Jessie Knight, Hank Nardoff (not present), Yen Tu, Gordon Carrier (not present), Jim Fitzpatrick, Susan Lew, Doug Wilson, Gary London, Kevin Freitas, Jeff Jeffcoat, Steve Williams (not present), Mike Smiley, Bonnie Brietenstien, Raoul Lowery Contreras, Barbara Glenski, Jim Schmidt, Herman Collins, Caryl Iseman, Ron Muhammad, Wayne Buss (not present), Abdour-Rahim Hameed, Tom Fat, Tory Nixon, Xema Jacobson, and Mateo Camarillo.

The meeting adjourned as the Redevelopment Agency with City Council at 4:30 p.m. by Mayor Murphy, for a break.

REDEVELOPMENT AGENCY MINUTES - NOVEMBER 20, 2001

The meeting reconvened as the Redevelopment Agency with City Council at 4:30 p.m.

Adoption

1. Second Ballpark and Redevelopment Project Implementation Agreement. (Continued)

Continued from meeting of November 13, 2001

(RA 2002-45)(Cor. Copy 11/14/01) (Revised 11/15/01)

Authorizing and directing the Executive Director to execute the Second Ballpark and Redevelopment Project Implementation Agreement to: 1) increase the Agency's investment in the Ballpark Project by an additional \$15.4 million for certain expenses and an additional \$8.5 million in contingent expenses; 2) release the City's first priority lien and security interest in favor of an unconditional guaranty from Major League Baseball in order to obtain municipal bond insurance; and 3) extend the MOU into December, 2001. Also authorizing the directing the Executive Director to approve necessary extensions of the MOU prior to the receipt of the City's bond proceeds.

See the Council Supplemental Docket of November 20, 2001.

Council Companion Item No. S-500C

Motion by Member Wear to approve (with Fyre in opposition)

Second by Member Madaffer

Vote: 8-1

**Redevelopment Agency Resolution and Document numbers R-03408 and D-03408;
and City Council Resolution R-295763.**

The meeting adjourned as the Redevelopment Agency with City Council at 7:10 a.m.

The meeting reconvened as the Redevelopment Agency at 7:10 a.m.

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Adoption

2. **Budget Amendment for Centre City and Horton Plaza Loan Repayment.**

(Continued from meeting of November 13, 2001)

(RA 2002-59)

Amending the Annual Program Budget previously adopted for FY 2001-02 and authorizing an increase in the repayment of city loans.

See Centre City Development Corporation report dated November 1, 2001.

Auditor Certificate Number: AC 2200518

No one spoke in opposition to this item.

Motion by Member Wear to approve (with Fyre in opposition)

Second by Member Madaffer

Vote: 8-1

Redevelopment Agency Resolution number R-03409.

3. **Authorizing Executive Director and the Auditor and Comptroller to Take Actions to Purchase and Develop the Surface Lots, if necessary.**

(Continued from meeting of November 13, 2001)

(RA 2002-58)(Cor. Copy 11/7/01)

Authorizing the Executive Director and the Auditor & Comptroller to take certain action on behalf of the Agency, if necessary, to purchase and develop the surface lots if the Port has not purchase the lots under the Purchase and Sale Agreement.

See Centre City Development Corporation report dated November 1, 2001.

No one spoke in opposition to this item.

Motion by Member Wear to approve (with Fyre in opposition)

Second by Member Madaffer

Vote: 8-1

Redevelopment Agency Resolution number R-03410.

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Adjournment

The meeting adjourned as the Redevelopment Agency at 7:20 p.m.

Secretary of The Redevelopment Agency
of The City of San Diego, California